



Holly Place, High Wycombe, Buckinghamshire, HP11 1LS



*A well kept, two bedroom and two bathroom upper floor flat, within this popular development across from 'Kingsmead Park'.*

| Communal Entrance With Security Entry System | Entrance Hall | Living Room With Balcony | Fitted Kitchen | Two Bedrooms | Bathroom + En-Suite Shower Room | Two Allocated Parking Spaces | Communal Gardens | Stones Throw Of Kingsmead | Outlook To Woodland At Rear | Close To Local Amenities And M40 Motorway |

Set within this highly popular development, a two bedroom, top floor apartment, which has been well kept by the current owners. Situated across from 'Kingsmead Park', the property comprises; communal entrance with security entry system, entrance hall, kitchen and living room with sliding doors opening to a balcony that enjoys a delightful outlook to woodland behind. There are two bedrooms, the master with an en-suite shower room and built in wardrobes, separate bathroom with white suite, electric heating, allocated car parking and communal gardens.

**Price... £229,950**

*Leasehold*

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	75	80
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

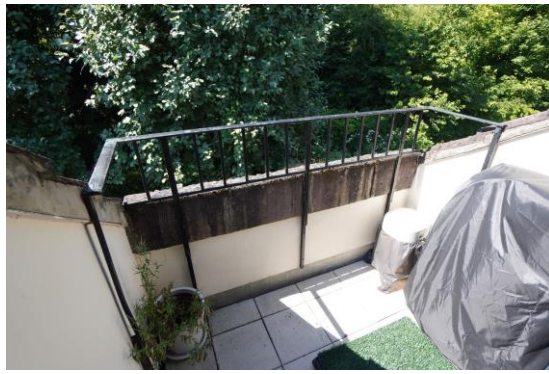




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## LOCATION

Situated 2.5 miles east of the town centre and 'a stones throw' from Kingsmead park and playing fields. A bus route passes the end of Holly Place to the town centre amenities and train station with 25 minute London Marylebone trains as well as direct links to Birmingham and Oxford. Loudwater Combined School is within a five minute walk and a local shop within 10 minutes. High Wycombe retail park is also easily accessible. Junction three of the M40 is approximately a 5 minute drive and junction 4 a 10 minute drive.



## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through the traffic lights with the retail park. Continue through another set of traffic lights and turn right at the next set into Abbey Barn Lane. As the road bends to the left it becomes Kingsmead Road, where Holly Place can be found on the right hand side, identified by a Wye Residential 'For Sale' board.



## ADDITIONAL INFORMATION

Leasehold; 95 Years remaining: Service charge; £1675.00 per annum: Ground rent; £182.00 per annum.

## COUNCIL TAX

Band D

## EPC RATING

C

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

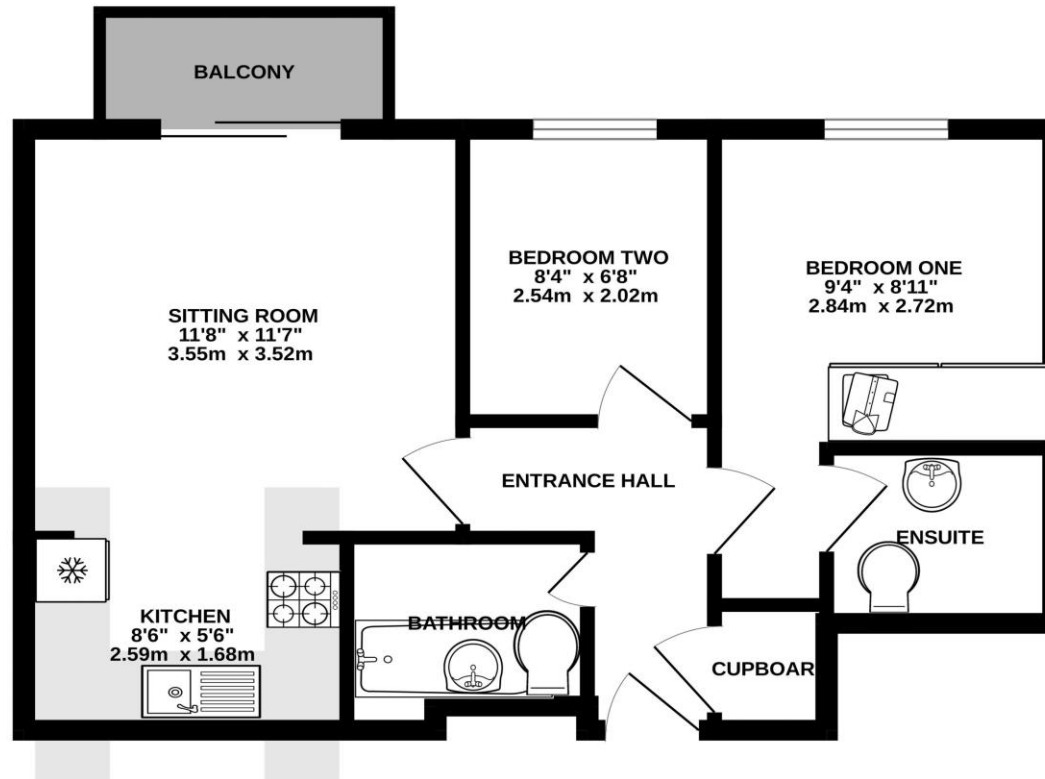


*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The **wye** Partnership